

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, AUGUST 27, 2019

PUBLIC HEARING: 1:30 P.M.

**CITY COUNCIL CHAMBER
(CITY HALL - 1E07)**

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 M.C.S., AS AMENDED, WILL HOLD A PUBLIC HEARING ON AUGUST 27, 2019 IN THE CITY COUNCIL CHAMBER (CITY HALL - 1E07) ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS.

ZONING DOCKET 062/19 – Request by Louisiana Coastal Development, LLC for a text amendment to Article 11 of the Comprehensive Zoning Ordinance to classify “country club” as a conditional use in the HU-RS Historic Urban Single-Family Residential District, the HU-RD1 Historic Urban Two-Family Residential District, and the HU-RD2 Historic Urban Two-Family Residential District; and to classify “country club” as a permitted use in the HU-RM1 Historic Urban Multi-Family Residential District and the HU-RM2 Historic Urban Multi-Family Residential District.

In addition, a request to add the following use standards, previously outlined in the preliminary staff report for Zoning Docket 062/19, and any other use standards or regulations deemed advisable by City Planning Commission staff:

- a. Country clubs shall have a minimum of twenty-thousand (20,000) square feet of lot area.
- b. Bar area shall not exceed fifteen percent (15%) of the interior floor area.
- c. Fifty percent (50%) of the developed lot area (not including parking lots) shall be maintained as active outdoor recreational facilities.
- d. Alcohol beverage consumption shall be prohibited within recreation areas.
- e. No retail sales of packaged alcoholic beverages."

(A previous version of this application was withdrawn by the applicant and resubmitted.)

ZONING DOCKET 084/19 – Request by Salgado Adgenor for a conditional use to permit a bar over 3,000 square feet in floor area in an HMC-1 Historic Marigny/Tremé/Bywater Commercial District and an AC-1 Arts and Culture Diversity Overlay District, on Square 6, Lot 4 and Pt. Lots 5 and 6 or Lot 4, the greater portion of Lot 5, and an undesignated lot, in the Third Municipal District, bounded by Chartres Street, Frenchmen Street, Decatur Street, and Elysian Fields Avenue. The municipal addresses are 2100-2108 Chartres Street and 525-535 Frenchmen Street. (PD 7)

ZONING DOCKET 088/19 – Request by 2025 Canal St., LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an MU-1 Medium Intensity Mixed-Use District, on Square 246, Lots S, 7, 8, and 9, in the Second Municipal District, bounded by North Prieur Street, North Johnson Street, Iberville Street, and Canal Street. The municipal addresses are 115 North Prieur Street, 122 North Johnson Street,

and 2004-2010 Iberville Street. (PD 4)

ZONING DOCKET 090/19 – Request by Guy J. Carpenter and Harriet T. Carpenter for a conditional use to permit a food processing facility in an MU-1 Medium Intensity Mixed-Use District and an EC Enhancement Corridor Design Overlay District, on Square 90, Lot 13 and 14, in the Sixth Municipal District, bounded by Tchoupitoulas Street, Austerlitz Street, Constantinople Street, and South Front Street. The municipal addresses are 3950-3952 Tchoupitoulas Street. (PD 2)

ZONING DOCKET 091/19 – Request by Coffee Cup Investments, LLC for a zoning change for a property within a C-3 Heavy Commercial District, an ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District. The requested zoning change would remove the CT Corridor Transformation Design Overlay District from the property. The property is Lot 2-C1-A, on a portion of Section 28, Lakratt Tract, in the Third Municipal District, bounded by the Interstate 10 South Service Road, the Gannon Canal, the Vincent Canal, and Eastover Golf Course. The municipal address is 13100 Interstate 10 Service Road. (PD 9)

ZONING DOCKET 092/19 – Request by Swilling Design & Development, LLC for a zoning change from an S-RS Suburban Single-Family Residential District to an S-B2 Suburban Pedestrian-Oriented Corridor Business District and a conditional use to permit a commercial child care center in the proposed S-B2 District, on Square 4056, Lots 1, 2, 3, and 4, in the Third Municipal District, bounded by Filmore Avenue, Marigny Street, Elysian Fields Avenue, and Mithra Street. The municipal address is 2221 Filmore Avenue. (PD 6)

ZONING DOCKET 093/19 – Request by Orange Lake Country Club, Inc. for a conditional use to permit retail sales of packaged alcoholic beverages in a CBD-1 Core Central Business District, on Square 227, Lots 1, 2, 3, 4, and 5, in the First Municipal District, bounded by Carondelet Street, Common Street, Baronne Street, and Gravier Street. The municipal addresses are 203-211 Carondelet Street and 800 Common Street. (PD 1A)

ZONING DOCKET 094/19 – Request by 8700 Lake Forest, LLC for a conditional use to permit a reception facility in a C-1 General Commercial District, an ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District, on Lot 4A-5C-1A, Lakratt Tract, Section 22, in the Third Municipal District, bounded by Lake Forest Boulevard, Crowder Boulevard, the Benson Canal, and Dwyer Road. The municipal address is 8700 Lake Forest Boulevard. (PD 9)

ZONING DOCKET 095/19 – Request by El-Jaouhari, LLC for a conditional use to permit a bar in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and an AC-1 Arts and Culture Diversity Overlay District, on Square 3, Lot 19 or 5, in the Third Municipal District, bounded by Esplanade Avenue, Frenchmen Street, Decatur Street, and Elysian Fields Avenue. The municipal addresses are 437 Esplanade Avenue and 405-407 Frenchmen Street. (PD 7)

ZONING DOCKET 096/19 – Request by City Council Motion M-19-272 for a zoning change from an S-RD Suburban Two-Family Residential District to an S-RM1 Suburban Multi-Family Residential District, on Square 4, Park Brittany, Lot 21, in the Third Municipal District, bounded by East Coronet Court, Interstate 10, and Lake Forest Boulevard. The municipal address is 6859 East Coronet Court. (PD 9)

ZONING DOCKET 097/19 – Request by City Council Motion M-19-274 for conditional uses to permit the retail sale of packaged alcoholic beverages and a bar in a cultural facility (museum) located in a CBD-2 Historic Commercial and Mixed-Use District, on Square 169, Lot CC, in the First Municipal District, bounded by Magazine Street, Canal Street, Camp Street, and Common Street. The municipal address is 101 Magazine Street. (PD 1A)

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 MCS AS AMENDED, WILL HEAR PROPONENTS AND OPPONENTS TO THE ABOVE PROPOSED CHANGES TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS. ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND AND ALL RELEVANT COMMENTS CONCERNING THE PROPOSED CHANGES ARE ENCOURAGED. THE CPC HAS ESTABLISHED PUBLIC HEARING RULES WITHIN ITS ADMINISTRATIVE RULES, POLICIES, & PROCEDURES, WHICH ARE AVAILABLE ON THE CPC WEBSITE: WWW.NOLA.GOV/CPC. YOU MAY ALSO SUBMIT WRITTEN COMMENTS TO THE EXECUTIVE DIRECTOR IN ADVANCE BY MAIL (1300 PERDIDO STREET, 7TH FLOOR, NEW ORLEANS, LA 70112) OR EMAIL CPCINFO@NOLA.GOV. ALL WRITTEN COMMENTS MUST BE RECEIVED BY CLOSE OF BUSINESS ON THE MONDAY, EIGHT DAYS PRIOR TO THE HEARING DATE.

August 7, August 14, and August 21, 2019

Robert Rivers, Executive Director

RDR/skk